



**Argent Court, Leicester Road, Barnet, EN5 5FL**

£160,000

1 1

An exceptional one-bedroom retirement apartment, beautifully redesigned and refurbished to a superb standard. Situated within the highly regarded Argent Court development by McCarthy & Stone, just moments from New Barnet Station, local shops, cafés, and everyday amenities.

Occupying a desirable second-floor (top floor) position, this elegant apartment extends to over 500 sq. ft. and offers stylish, light-filled accommodation throughout. The standout reception room provides excellent entertaining and dining space, while the contemporary kitchen has been finished with sleek tiled surfaces, quality cabinetry and integrated appliances including an electric oven, hob with extractor hood, fridge freezer and dishwasher.

The luxurious fully tiled bathroom has been newly fitted and features a modern walk-in shower, heated towel rail, WC and vanity basin.

**Floor Area**  
502 sq. ft.

**Tenure**  
Leasehold

**Service Charge**  
£3341.4 per annum

**Ground Rent**  
£495 per annum



- Modern One-Bedroom Retirement Flat
- Excellent Condition Throughout
- 106 Years Remaining on Lease
- House Manager
- 24 Hour Emergency Appello System
- Chain-Free
- Integrated Kitchen Appliances
- Superb Location
- Lift Access
- Residents and Guest Parking



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient – lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  | 77                      | 81        |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient – higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

